

42-7

# 4651

## WARRANTY DEED

038751

WENDY B. HALLENBECK of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to NIKKY G.K. SINGH and HENRY J. WALKER of Waterville, County of Kennebec, State of Maine, as joint tenants, with warranty covenants, the land, together with any buildings thereon, situated in Waterville, Kennebec County, State of Maine, bounded and described as follows:

TRANSFER  
TAX  
PAID

BEGINNING at an iron pin on the westerly line of the First Rangeway which iron pin marks the easterly end of the southerly line of Cherry Hill Drive and is distant sixteen hundred three and two tenths (1603.2) feet, northerly from the intersection of said westerly line of the First Rangeway with the northerly line of the State Road to Oakland and running thence southerly on said First Rangeway one hundred sixty-nine (169) feet to another iron pin; thence turning at approximately a right angle and running westerly one hundred ten (110) feet to another angle marked by an iron pin; thence running northerly ninety-two (92) feet to another iron pin to the line of Cherry Hill Drive; thence following the line of said Cherry Hill Drive one hundred ninety-five (195) feet to the point of beginning.

CONTAINING about nineteen thousand (19,000) square feet and being Lot No. 13 as laid out on a plan made by Robert N. Cram and revised by Harry E. Green, recorded in the Kennebec County Registry of Deeds, Plan Book 17, Pages 34 and 35, and subject to certain restrictions and conditions herein imposed, to which reference is hereby made.

The above described premises are conveyed subject to a sewer line easement to Robert Cosgrove, dated May 11, 1979 and recorded in Kennebec Registry of Deeds, Book 2205, Page 59.

The above conveyance is made upon express conditions, restrictions and covenants as follows:

FIRST: This entire tract, shown by the plan of Cherry Hill referred to above, is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot 13, and all of the lots shown by said plan are entitled to and subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither Lot 13 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.

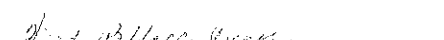

THIRD: Furthermore, no such house shall be built on Cherry Hill Drive costing less than twenty thousand dollars (\$20,000.00).

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within fifty (50) feet of any

of the streets shown upon said plan or within ten (10) feet of the boundary line of the lot, except that as to corner lots such as this Lot 13, the setback of fifty (50) feet from the street shall apply only on the side next to the principal street, that is in the case of this Lot 13, to the side next to Cherry Hill Drive.

Meaning and intending to describe the same premises conveyed by warranty deed of Paul Stucki and Joyce E. Stucki to Wendy B. Hallenbeck, acknowledged January 26, 1990 and recorded in Kennebec County Registry of Deeds, Book 3688, Page 164.

WITNESS my hand and seal this 15th day of October, 1993.

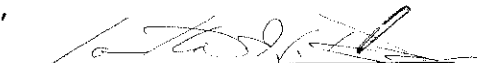
  
Wendy B. Hallenbeck

STATE OF MAINE  
COUNTY OF KENNEBEC

October 15, 1993

Personally appeared the above-named Wendy B. Hallenbeck and acknowledged the foregoing instrument to be her free act and deed,

Before me,

  
Notary Public

Printed Name:



JONATHAN G. ROGERS  
Notary Public, State of Maine  
My Comm. Expires 9/23/94

16101493

RECEIVED KENNEBEC SS.

1993 OCT 18 AM 9:00

ATTEST:   
REGISTER OF DEEDS